



your resource for Affordable Housing

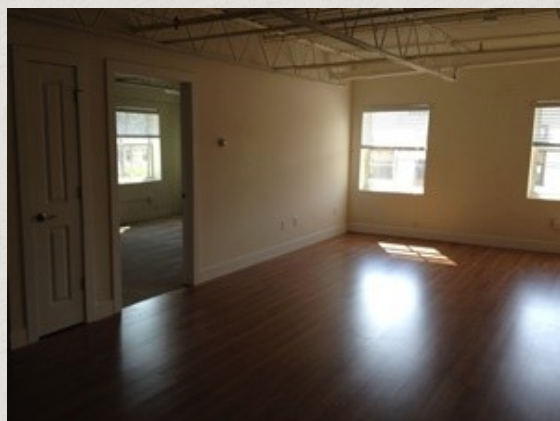


Walnut Place Residences Natick MA

Rents: \$1,293 and \$1,443
One Bedroom—+/-620 sq. ft.
Two Bedroom—+/-720-920 sq. ft.
Surface Parking
In Unit Washer/Dryer Hook Ups
Hardwood Floors/ Carpet/Tile
Solid Surface Kitchen Countertop
Black Appliances



Showings are by appointment only. Call 508-397-9993 to schedule an appointment.



For program information:
Maureen O'Hagan
(978) 456-8388
lotteryinfo@mcohousingservices.com

Application Pick up: Natick Town Hall—Town Clerk's Office
and Natick Public Library

Visit our Website:
MCOHousingServices.com
Sign up for future offerings
and available listings.





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**Walnut Place Residences
57 & 58 North Avenue
Natick MA**

Directions: From Route 9 take the Route 27 ramp towards Natick/Sherborn; Turn slight right onto North Main Street/Route 27; Turn Left onto North Avenue.

Unit Information

of BR: 1 and 2
Baths: 1 and 2
Parking: Surface Parking
Size of Units: +/- 620—920 sq. ft.
Utilities: Heat and Hot water included
Finishes: Solid Surface Countertops,
Hardwood, black appliances,
ceramic tile in baths, carpet in
bedrooms

Eligibility Criteria

1. Gross Household Income Limits:
1 person: \$47,450
2 person: \$54,200
3 person: \$61,000
4 person: \$67,750
2. 1% of assets will be added to income to determine eligibility.

Call us for lottery details or application.

**Public Information Meeting: 6:30, Tuesday, October 14, 2014—Selectmen's Room—Natick Town Offices
13 East Central Street**

Application Deadline: November 6, 2014

Showings are by appointment only. Call 508-397-9993 to schedule an appointment.

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Walnut Place Residences

September 2014

Dear Friend:

Attached is the information regarding the affordable rental units at Walnut Place Residences in Natick, Massachusetts. Potential tenants will not be discriminated against on the basis of race, color, religious creed, marital status, military status, disability, national origin, sex, age, ancestry, sexual preference, source of income, presence of children, or any other basis prohibited by local, state or federal law.

Walnut Place Residences, located at 57 & 58 North Avenue in Natick, MA, is a new affordable rental project providing 8 affordable one and two bedroom flats for eligible tenants. All units include solid surface countertops, hardwood floors, black appliances, ceramic tile in the baths and carpeting in the bedrooms. Surface parking is available for all tenants in the designated tenant parking area at no charge. Units are handicapped adaptable. ***Showings are by appt. only. Call 508-397-9993 to schedule a showing.***

Persons with disabilities are entitled to request a reasonable accommodation of rules, policies, practices, or services or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the person(s) with disabilities equal opportunity to use and enjoy the housing.

The monthly rents are as follows: 1 bedroom - \$1,293; 2 bedroom - \$1,443, heat and hot water are included. All affordable units will be distributed by lottery as outlined in the attached package. Please review the enclosed information packet in detail and complete the application and disclosure statement at the rear of the packet.

Please note: Complete financial documentation is required to participate in the lottery. Included in this package is the list of required documentation.

A Public Information Meeting will be held to answer specific questions and provide an overview of the lottery process. The meeting is scheduled for 6:30p.m., Tuesday, October 14, 2014 in the Selectmen's Room on the 2nd Floor of Natick Town Offices located at 13 East Central Street in Natick. If you have questions and can attend this meeting please hold them until that time.

The application deadline is November 6, 2014. You must have submitted a complete application postmarked on or before November 6th to be in the lottery. The lottery is scheduled for 6:30 p.m. November 12, 2014 at 6:30 p.m. in the Selectmen's Room at the Natick Town Offices.

Thank you for your interest in affordable housing at **WALNUT PLACE RESIDENCES**. We wish you the best of luck. Please contact MCO Housing Services at 978-456-8388 or email us at lotteryinfo@mcohousingservices.com if you have any questions. We encourage you to advise other people or organizations that may be interested in this program and make copies of the relevant information as needed.

Sincerely,

Maureen M. O'Hagan, MCO Housing Services for
Walnut Place Residences LLC



Walnut Place Residences
AFFORDABLE HOMES through Local Action Unit Program
Question & Answer

The units will be leased in accordance with policies and guidelines established by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD). Responses to some Community asked questions follow:

LOTTERY APPLICANT QUALIFICATIONS:

1. Household income can not exceed the following maximum allowable gross income limits, adjusted for household size:

Household Size	1	2	3	4
Max Allowable Income	\$47,450	\$54,200	\$61,000	\$67,350

2. The calculation of income will include the higher of actual income from assets (if over \$5,000) or an imputation of 1% of the value of total household assets which is added to a household's income. Assets include checking and savings accounts, investment accounts, CD's, retirement etc. Included in this package is the List of Required Financial Documentation. Note: Assets divested at less than fair market value within the last 2 years will be counted a full market value in determining eligibility.

3. In addition to income and asset eligibility you will also be subject to a screening by the project and determined eligible based on that basis.

4. Potential tenants may not own another home. The affordable unit must be their principal, full-time residence.

Are there preferences for Household Size?

In all cases, preference for the two bedroom unit will be for households that require two bedrooms. Second preference is for households requiring one bedroom. Preference for the one bedroom unit is for a household requiring one bedroom.

Household size preferences are based on the following:

1. There is at least one occupant per bedroom.
2. A husband and wife, or those in a similar living arrangement, shall be required to share a bedroom. Other household members may share but shall not be required to share a bedroom.
3. A person described in the first sentence of (2) shall not be required to share a bedroom if a consequence of sharing would be a severe adverse impact on his or her mental or physical health and the lottery agent receives reliable medical documentation as to such impact of sharing.
4. A household may count an unborn child as a household member. The household must submit proof of pregnancy with the application.
5. If the applicant is in the process of a divorce or separation, the applicant must provide proof that the divorce or separation has begun or has been finalized, as set forth in the application.

Are units available for Local Preference?

Yes, five of the eight units are for applicants who meet at least one of the Local Preference Criteria. See page 7 for list of local preference criteria.

Are there minority considerations?

Yes, if the percentage of minority applicants in the Local Preference Pool is less than the percentage of minorities in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, currently 27%, a preliminary lottery will be held, comprised of all the minority applicants who do not qualify for the Local Preference Pool. Minority

applicants would be drawn until their percentage in the local pool at least meets the percentage in the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. Applicants not selected for the local pool would be in the open or at-large pool only.

What happens if my household income exceeds the income limit?

Annually you will be recertified for eligibility. Once your household income exceeds 140% of the maximum household allowable income, then after the end of your current lease you will have the option of staying in your unit and paying the market rent or not renewing your lease.

Lottery Process

Due to the nature of the affordable units' availability it is important for everyone to understand the selection process. Please understand the allowable income guidelines are adjusted based upon your household size. Also be advised that the program and its requirements are subject to changes in local, state or federal regulations.

Lottery Pool

Eight affordable units are available by lottery at Walnut Place Residences in two lottery pools: Local and Open. The unit breakdown is as follows:

<u>Pool</u>	<u># of Units</u>
Local Pool – must meet at least one of the Local Preference Criteria	
• One Bedroom	2
• Two Bedroom	3
Open Pool – open to all applicants	
• One Bedroom	1
• Two Bedroom	2

All of the applicants will be drawn at the time of the lottery. This will establish the rankings for the distribution of units. This means if you are a two person household and by the above definition require a one bedroom unit and are drawn first in the lottery, we will move to the first applicant on the list that meets the unit preference for the two bedroom unit. If we have gone through the list and have units remaining we will begin working from the top of the list and you may have an opportunity to lease.

Time Frames

Some units are available for immediate occupancy.

If you are selected and have the opportunity to lease a unit you will speak or meet with a representative to review your application to verify all information. Please be advised that the official income verification will be done at the time you have an opportunity to lease a unit. Also understand you need to be income and asset eligible but will also be subject to screening by the project and determined eligible or ineligible on that basis.

Acceptance of Units

The affordable units have been designated by the builder and are located throughout the two buildings. Eligible applicants will be able to choose a unit based on availability. Unit floor plans are included in this information package.

Summary

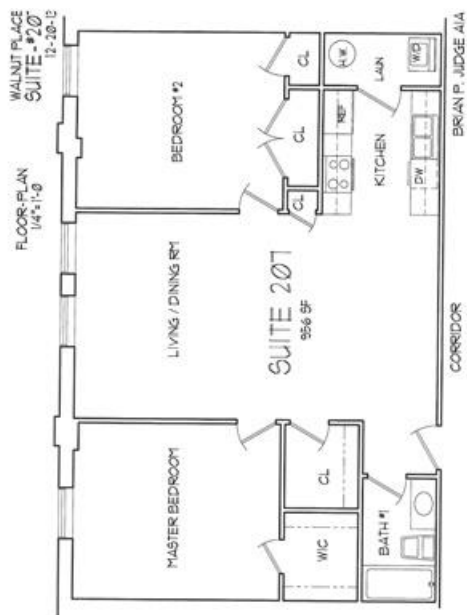
We hope this helps explain the process by which the units will be distributed. It can be a lengthy and sometimes complicated process. We greatly appreciate your participation and wish you the best of luck in the lottery process.

Affordable Unit Numbers

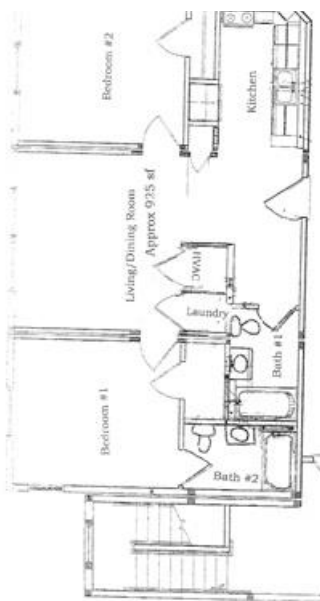
Bldg	Unit #	Unit Type	# of Beds
58	1		1
	2		1
	5		1
	208		2
	206		2
	205		2
	207		2
57	5	FLAT	2



Building 58 – Sample floorplan – One Bedroom Unit



Building 58 – Sample Two Bedroom Floorplans



Building 57 – Unit 5 Floorplan





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Required Income Verification Documents

Provide **one copy** of all applicable information. Failure to provide complete information can delay the approval process and put your ability to lease an affordable unit in jeopardy. If you have any questions please call, Maureen O'Hagan at 978-456-8388.

1. Federal Tax Returns –2012 and 2013 – NO STATE TAX RETURNS
2. W2 and/or 1099-R Forms: 2012 and 2013
3. Five (5) **consecutive** pay stubs ending within one month of lottery application for all jobs (check/direct deposit stubs). For unemployment, copies of unemployment checks or DOR verification stating benefits received. Same for disability compensation, worker's compensation and/or severance pay.
4. Full amount of periodic amounts received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts.
5. Child support and alimony: court document indicating the payment amount.
6. Self employed – provide an asset and balance sheet as well as three copies of business checking and savings accounts.
7. Interest, dividends and other net income of any kind from real or personal property.
8. Asset Statement(s): provide **current** statements of all that apply, unless otherwise noted:
 - Checking accounts – 3 months of statements – EVERY PAGE – FRONT AND BACK
 - Saving accounts
 - Revocable trusts
 - Equity in rental property or other capital investments
 - Investment accounts, including stocks, bonds, Treasury Bills, Certificates of Deposit, Mutual Funds and Money Market Accounts including all individual retirement accounts, 401K, Keogh accounts and Retirement and Pension funds.
 - Cash value of Whole Life or Universal Life Insurance Policy.
 - Personal Property held as an investment
 - Lump-sum receipts or one-time receipts

Assets divested at less than fair market value within the last 2 years will be counted a full market value in determining eligibility.

9. Proof of student status for dependent household members over age of 18 and full-time students.
10. Legal documentation must be provided as proof if you are going through a divorce or are separated.



Walnut Place Residences

LOTTERY APPLICATION

Application Deadline: November 6, 2014

For Office Use Only:

Date Appl. Rcvd: _____

LOCAL Pool: Y / N

Household Size: _____

Lottery Code: _____

PERSONAL INFORMATION:

Date: _____

Name: _____

Address: _____ Town: _____ Zip: _____

Home Telephone: _____ Work Telephone: _____ Cell: _____

Email: _____ Have you ever owned a home? ____ If so, when did you sell it? ____

LOCAL PREFERENCE (Check all that apply) Proof of Local Preference will be required if you have the opportunity to lease.

- ☐ Current Resident of Natick
- ☐ Employees of the Town of Natick and/or the Natick School District
- ☐ Employee of a Natick business or employees that have received a bona fide offer of employment by an employer in the Town of Natick.
- ☐ Families of students who are attending the Natick School District, i.e. METCO

Do you require a handicapped adaptable unit? ____ Yes ____ No

Do you have a Section 8 Voucher? (These units are NOT subsidized.) ____ Yes ____ No

Unit Size: ____ One Bedroom; ____ Two Bedroom

FINANCIAL WORKSHEET: (Include all Household Income, which includes gross wages, retirement income (if drawing on it for income), business income, veterans' benefits, alimony/child support, unemployment compensation, social security, pension/disability income, supplemental second income and dividend income.)

Borrowers Monthly Base Income (Gross) _____
Other Income, specify _____
Co-Borrowers Monthly Base Income (Gross) _____
Other Income, specify _____

TOTAL MONTHLY INCOME: _____

Household Assets: (This is a partial list of required assets. Complete all that apply with current account balances)

Checking (avg balance for 6 months) _____
Savings _____
Stocks, Bonds, Treasury Bills, CD or
Money Market Accounts and Mutual Funds _____
Individual Retirement, 401K and Keogh accounts _____
Retirement or Pension Funds (amt you can w/d w/o penalty) _____
Revocable trusts _____
Equity in rental property or other capital investments _____
Cash value of whole life or universal life insurance policies _____

TOTAL ASSETS _____

(Please complete reverse side)



EMPLOYMENT STATUS: (include for all working household members. Attach separate sheet, if necessary.)

Employer: _____
Street Address: _____
City/State/Zip: _____
Date of Hire (Approximate): _____
Annual Wage - Base: _____
Additional: _____ (Bonus, Commission, Overtime, etc.)

ABOUT YOUR HOUSEHOLD: (OPTIONAL)

You are requested to fill out the following section in order to assist us in fulfilling affirmative action requirements. Please be advised that you should fill this out based upon family members that will be living in the apartment/unit. Please check the appropriate categories:

	Applicant	Co-Applicant	(#) of Dependents
Non-Minority	_____	_____	_____
Black or African American	_____	_____	_____
Hispanic or Latino	_____	_____	_____
Asian	_____	_____	_____
Native American or Alaskan Native	_____	_____	_____
Native Hawaiian or Pacific Islander	_____	_____	_____

The total household size is _____ (This is very important to determine the maximum allowable income for your household.)

Household Composition (including applicant(s))	Name _____	Relationship _____	Age _____
	Name _____	Relationship _____	Age _____
	Name _____	Relationship _____	Age _____
	Name _____	Relationship _____	Age _____

SIGNATURES:

The undersigned warrants and represents that all statements herein are true. It is understood that the sole use of this application is to establish the preliminary requirements for placement into a lottery to have an opportunity to lease an affordable unit at Walnut Place Residences. I (we) understand if selected all information provided shall be verified for accuracy at the time of lease.

Signature _____ Date: _____
Applicant(s)

Signature _____ Date: _____
Co-Applicant(s)

Based upon the preliminary information provided, it is my judgment that the applicant should be allowed to participate in the lottery for affordable units at Walnut Place Residences. If selected all information provided shall be verified for accuracy at the time of lease.

Signature _____ Date: _____
Certifying Agent (MCO Housing Services)

Return with signed Affidavit & Disclosure Form and complete financial documentation to:
MCO Housing Services, P.O. Box 372, Harvard, MA 01451



Walnut Place Residences

Affidavit & Disclosure Form

I/We understand and agree to the following conditions and guidelines regarding the distribution of the affordable units at Walnut Place Residences through the Local Action Unit Program (LAU) in Natick, MA:

1. The gross annual household income for my family does not exceed the allowable limits as follows:

Household Size	1	2	3	4
Max Allowable Income	\$47,450	\$54,200	\$61,000	\$67,350

Income from all family members must be included.

2. I/We understand the calculation of income will include the higher of actual income from assets (if over \$5,000) or an imputation of 1% of the value of total household assets which is added to a household's income in determining eligibility.
3. The household size listed on the application form includes only and all the people that will be living in the residence.
4. I/We certify all data supplied on the application is true and accurate to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that providing false information will result in disqualification from further consideration.
5. I/We understand that by being selected in the lottery does not guarantee that I/we will be able to lease a unit. I/We also understand that the Project's Owner will also perform its own screening to determine our eligibility to lease.
6. I/We further authorize MCO Housing Services to verify any and all income, assets and other financial information, to verify any and all household, resident location and workplace information and directs any employer, landlord or financial institution to release any information to MCO Housing Services and consequently the Projects Administrator, for the purpose of determining income eligibility for Walnut Place Residences.
7. I/We understand that if selected I/we will be offered a specific unit. I/We will have the option to accept the available unit, or to reject the available unit. If I/we reject the available unit I/we will move to the bottom of the waiting list and will likely not have another opportunity to lease an affordable unit at Walnut Place Residences.
8. Program requirements are established by DHCD and are enforced by DHCD. I/We agree to be bound by whatever program changes that may be imposed at any time throughout the process. If any program conflicts arise, I/we agree that any determination made by DHCD is final.
9. I/We certify that no member of our family has a financial interest in Walnut Place Residences.
10. I/We understand there may be differences between the market and affordable units and accept those differences.
11. I/We understand that if my/our total income exceeds 140% of the maximum allowable income at the time of annual eligibility determination, after the end of my then current lease term I will no longer be eligible for the affordable rent.
12. I/We understand that all application data will be verified and additional financial information may be required, verified and reviewed in detail prior to leasing a unit.
13. I/We certify that we do not own a home elsewhere or in a Trust.

I/We have completed an application and have reviewed and understand the process that will be utilized to distribute the available units at Walnut Place Residences. I/We am qualified based upon the program guidelines and agree to comply with applicable regulations.

Applicant

Co-Applicant

Date

Return with completed application and complete financial documentation to:

MCO Housing Services, P.O. Box 372, Harvard, MA 01451

